

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Hayden Building (use for publication)

AND/OR COMMON

same

GOVDOC

BRA

4702

2 LOCATION

STREET & NUMBER

681-683 Washington Street

CITY, TOWN

Boston

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

9th

STATE

Ma

CODE

025

COUNTY

Suffolk

CODE

025

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE
☐ BOTH
PUBLIC ACQUISITION
☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☒ YES: RESTRICTED
☐ YES: UNRESTRICTED
☐ NO

PRESENT USE

☐ AGRICULTURE
☒ COMMERCIAL
☐ EDUCATIONAL
☐ ENTERTAINMENT
☐ GOVERNMENT
☐ INDUSTRIAL
☐ MILITARY
☐ MUSEUM
☐ PARK
☐ PRIVATE RESIDENCE
☐ RELIGIOUS
☐ SCIENTIFIC
☐ TRANSPORTATION
☐ OTHER

4 OWNER OF PROPERTY

NAME

Joseph P. Balliro

STREET & NUMBER

683 Washington St

CITY, TOWN

Revere Boston

VICINITY OF

STATE

MA

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Suffolk County Registry of Deeds

STREET & NUMBER

Pemberton Square

CITY, TOWN

Boston

STATE

MA

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Inventory of the Historic Assets of the Commonwealth of Massachusetts

DATE

July, 1978

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Massachusetts Historical Commission

CITY, TOWN

Boston

STATE

MA

DESCRIPTION

CONDITION

☐ EXCELLENT

☒ GOOD

☐ FAIR

☐ DETERIORATED

☐ RUINS

☐ UNEXPOSED

CHECK ONE

☐ UNALTERED

☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE

☐ MOVED

DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hayden Building is located on Washington Street at the corner of LaGrange, within the Adult Entertainment District on the fringe of the downtown retail core. The immediate area is characterized by a mix of late 19th and early 20th century, 2-6 story commercial buildings featuring X-rated establishments at ground level and vacant or underutilized upper floors.

Erected in 1875, the Hayden Building is a narrow, 5-story, flat-roofed commercial structure of load-bearing masonry construction faced with rough-hewn Longmeadow brownstone set in random courses and supported on a granite block foundation set in solid earth. The building measures 22 feet along Washington Street and extends back 62 feet along LaGrange.

On the Washington Street facade, the first floor was extensively remodelled in the mid-1960's and is now a storefront with aluminum frame plate glass windows and double doors and an illuminated sign above. A carved stone capital, partially exposed behind the sign, is the only visible remnant of the original storefront.

The narrow Washington Street elevation is filled on the second floor by a single segmental-arched bay divided into three rectangular windows with sawtooth-carved lintels, separated by stone mullions. The third and fourth stories are divided into three bays and united vertically by repeated binding arches whose vertical thrust is accented by use of smooth-finished recessed spandrels. Stone piers separating the arcade bays are capped by leafage-carved stone capitals which continue across the wide end piers, giving the effect of a string course. The top or attic story is divided into four rectangular windows framed by granite posts and lintels reminiscent of earlier Granite School buildings and capped by a cornice composed of a cove molding with simple modillions of solid stone.

The LaGrange Street first floor facade has also been altered by filling in a large, offset entranceway with cinderblock to accommodate a single small door. A large, blank billboard covers much of the surface between storefront and filled entrance, possibly concealing window openings and detailing.

Set off by a wide and smooth-finished stone string-course, the facade above street-level is divided into eight window bays to the attic level, where it further divides into fifteen. Reading from left to right, the somewhat irregular second floor fenestration begins with a large, almost square window set into a round-headed or Romanesque arch with the same sawtooth window lintels as on the front facade. Three plain rectangular windows with solid stone lintels lead to a broad elliptical-arched opening centered above the first floor entranceway and containing two segmental-arched windows separated by smooth-finished stone. Two more rectangular windows complete the row.

The third and fourth floors, like those on the Washington Street elevation, are linked by binding window arches with smooth, recessed spandrels and are centered above the second floor window openings. Small paterae, carved in relief, decorate the imposts of the binding arches; these arch openings (as with those elsewhere on the building) are supported by stone voussoirs. The attic floor is composed of fifteen evenly spaced rectangular windows and is also of post-and-lintel construction.

All of the building's original 2 over 2 window sash survive above the first floor except those which have had muntins or panes removed to install air conditioners.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1875 BUILDER/ARCHITECT Henry Hobson Richardson

STATEMENT OF SIGNIFICANCE

The Hayden building has considerable significance as the last extant commercial building in the Boston area designed by H.H. Richardson and one of less than ten commercial buildings ever designed by the eminent architect. Its importance is underscored by the fact that, particularly with respect to its massing and facade articulation, the building prefigures Richardson's seminal Marshall Field Wholesale Store in Chicago, built in 1886.

The Hayden Building was built in 1875 at a cost of \$18,000 for the family of Richardson's wife (the former Julia Ward Hayden) by the Norcross Bros. This prominent 19th century firm worked closely with Richardson on the final design details as well as the construction of most of his important commissions, including Trinity Church and the Marshall Field Store. Discovered to have been the work of Richardson only five years ago, the Hayden building is an early example of the architect's emerging personal style and its first expression in a commercial structure. Furthermore, it is the only surviving example of at least four Richardson-designed commercial buildings in Boston. The others, the F.L. Ames Wholesale Store (1882) in the Commercial District and two smaller stores for Ames on Washington Street (1882) and Harrison Ave (1886) had many design features for which the Hayden Building was the prototype.

The building's massing and facade articulation--its clean, relatively unornamented mass and use of vertical binding arches capped by small repeating attic windows--also served as a model for Richardson's Marshall Field Store built 11 years later and considered by architectural historians to have provided many of the design solutions for the facade treatment of the Chicago School skyscrapers of the late 1880's and 1890's. Thus the Hayden Building assumes significance as an early, long-unrecognized prototype for the modern skyscraper.

Unquestionably a major American architect, Henry Hobson Richardson (1838-1886) has been termed "the champion of 19th century American architecture." He pioneered a distinctive, personal style which proliferated in America after its first flowering in the design of Trinity Church. The style, which now bears the name Richardsonian Romanesque, is based on strong, controlled massing, simple outlines, and large-scale stone detailing derived from Medieval (mostly Romanesque) precedents and was a marked departure from the complicated and highly decorative High Victorian styles that preceded it.

Raised in New Orleans and educated at Harvard College and the Ecole des Beaux Arts in Paris, Richardson began architectural practice in Boston in 1874 and soon established a thriving practice and an atelier in which trained such notable architects as Charles F. McKim and Stanford White. His death at age 49 came at the apex of his career.

During this relatively short creative career, Richardson designed a number of important buildings particularly for public and institutional uses. A large proportion of these are in Boston, including Trinity Church (1874), Sever and Austin Halls at Harvard (1880 and 1884), stone bridges in the Back Bay Fens (1880),^{and} numerous public libraries and railroad depots. Among his

word process; put
doesn't fit here on the
continuation sheet

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Zaitzevsky, Cynthia, "A New Richardson Building" Journal of the Society of Architectural Historians, Vol XXII, No. 2, May, 1973.
2. Van Rensselaer, Marian Griswold, Henry Hobson Richardson and his Works, Boston, 1888 (Dover Reprint, 1969)
3. Rettig, Robert B., Ed. Architecture of H.H. Richardson and his Contemporaries in Boston and Vicinity; notes for Annual Tour of SAH, 1972.
4. Hitchcock, Henry R. The Architecture of H.H. Richardson and His Times.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

A 11.9 1313.010.20 4.619.317.4.0
ZONE EASTING NORTHING

B _____
ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

691-693 Washington Street, Ward 3, Assessor's Parcel 4920. Beginning at the ~~corner~~ of the structure at the northeast corner Washington and LaGrange Streets running southerly along the property line along Washington St. to the corner of the structure where it abuts 687 Washington St. thence turning and running westerly along the party wall to the ^{south west} corner of the structure thence turning and running northerly along the party wall ^{between} the structure and 12-18 LaGrange St. its abutter, to the northwest corner of the structure, thence turning and running easterly along the property line along LaGrange St. to the beginning point.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

11 FORM PREPARED BY

NAME/TITLE CANDACE JENKINS, NATIONAL REGISTER EDITOR

Patricia Weslowski, Acting Executive Director,

by MATTHEW KIEFER

Boston Landmarks

Commission

ORGANIZATION

Massachusetts Historical Commission

DATE
July 1978

STREET & NUMBER

294 Washington Street

TELEPHONE

617-727-8470

CITY OR TOWN

Boston

STATE

MA

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL _____

STATE _____

LOCAL _____

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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CONTINUATION SHEET

ITEM NUMBER

8

PAGE

2

other important commissions are the Albany City Hall (1880), the Allegheny County Buildings in Pittsburgh (1883-8) and the Glessner House (1885-7) and the pre-eminent Marshal Field Wholesale Store in Chicago (1886).

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES PROPERTY MAP FORM

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SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

1 NAME

HISTORIC ~~XXXXXXXXXXXX~~ Hayden Building

AND/OR COMMON

2 LOCATION

CITY, TOWN Boston

____ VICINITY OF

COUNTY Suffolk

STATE Massachusetts

3 MAP REFERENCE

SOURCE Boston Redevelopment Authority Photogrammetric Series

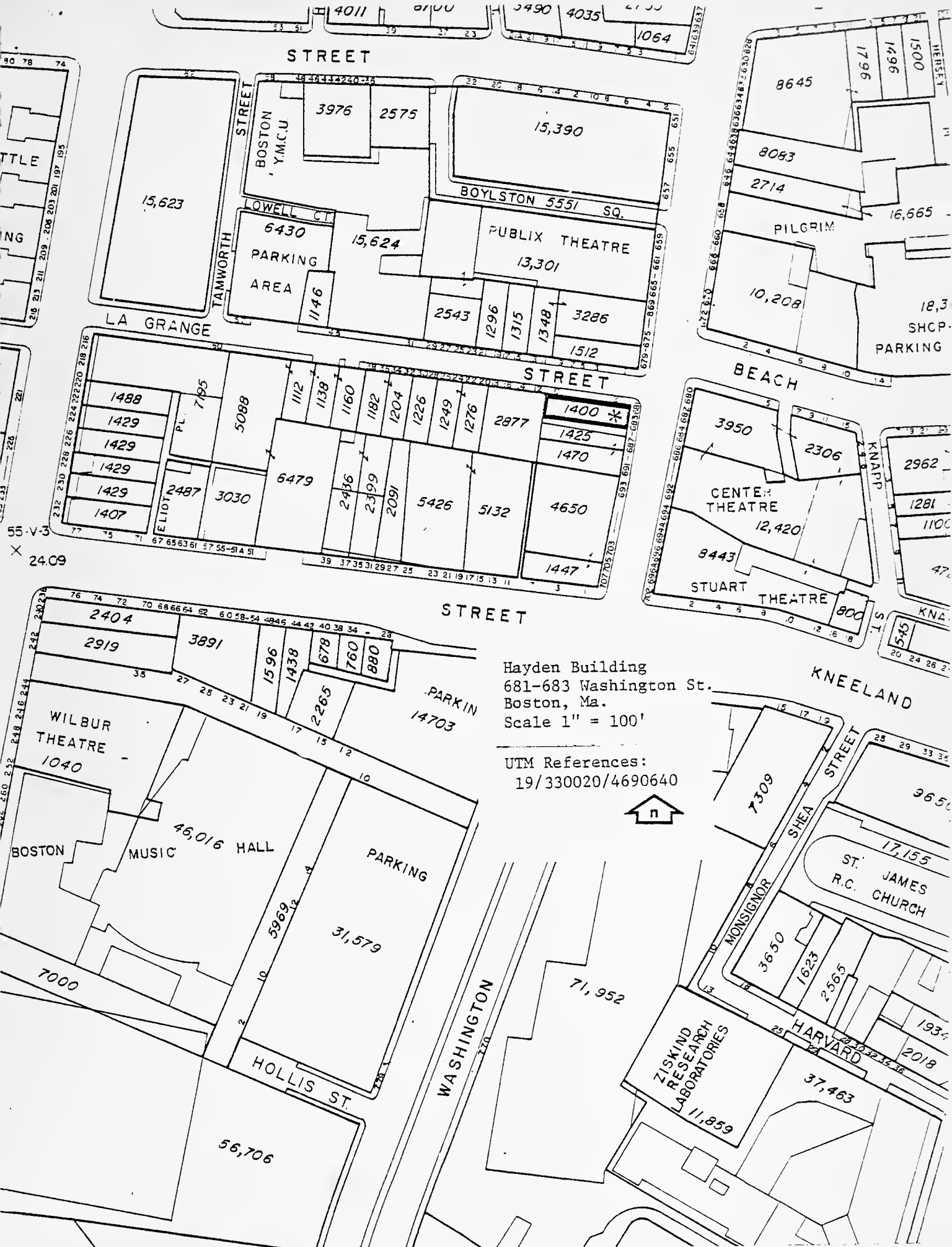
SCALE 1"=100'

DATE 1965

4 REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES PROPERTY MAP FORM

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SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

1 NAME

HISTORIC Hayden Building

AND/OR COMMON

2 LOCATION

CITY, TOWN	_____	VICINITY OF	COUNTY	STATE
Boston			Suffolk	Massachusetts

3 MAP REFERENCE

SOURCE U.S.G.S.

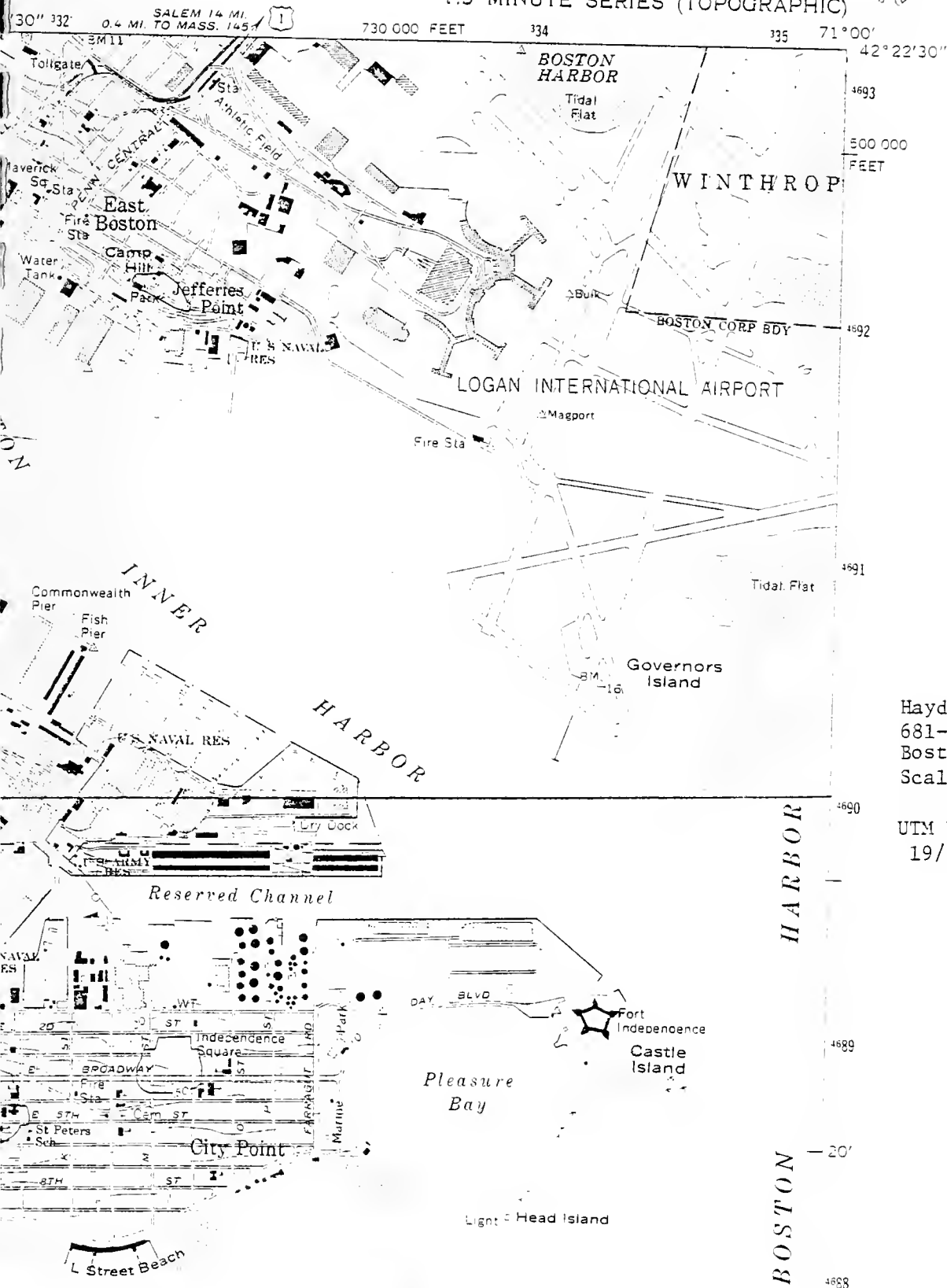
SCALE 1"=2 4,000' DATE 1970

4 REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES

BOSTON SOUTH QUADRANGLE
MASSACHUSETTS
7.5 MINUTE SERIES (TOPOGRAPHIC)



Hayden Building
681-683 Washington St.
Boston, Mas.
Scale 1" = 24,000'

UTM References:
19/330020/4690640



OR

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS



Form No. 10-301a
(Rev 10-77)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

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DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES ENCLOSE WITH PHOTOGRAPH



NAME

HISTORIC Hayden Building

AND/OR COMMON



LOCATION

CITY, TOWN

Boston

____ VICINITY OF

COUNTY

Suffolk

STATE

Massachusetts



PHOTO REFERENCE

PHOTO CREDIT Robert Stanton, BRA

DATE OF PHOTO

August 1977

NEGATIVE FILED AT Boston Redevelopment Authority, Boston, MA



IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO.

View of north(front) and east (side) elevations

1



25' **the SCENE** 25'
XXX ADULT MOVIES
PRIVATE VIEWING BOOTHS

25' **the SCENE** 25'
XXX ADULT MOVIES
PRIVATE VIEWING BOOTHS

the SCENE
ADULT FILMS
XXXX
25'

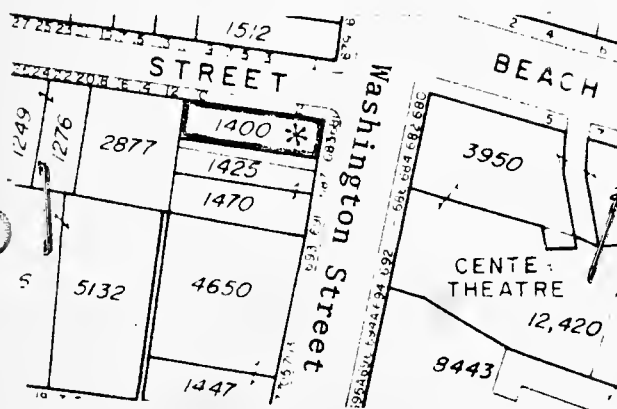
the SCENE
Adult films
XXXX
COMFORTABLE AND
COMPLETELY PRIVATE
VIEWING BOOTHS
25' IN ADULT'S
INTERVIEWING IN BOSTON

the SCENE
ADULT FILMS
XXXX
PRIVATE VIEWING BOOTHS
25'

681-683

ADDRESS Washington St. COR. LaGrange St.NAME Hayden Building (same)
present originalMAP No. 24N-12E SUB AREA _____DATE 1875 (Building Permit)
source*being printed*
(Photo)ARCHITECT H.H. Richardson "
sourceBUILDER Norcross Brothers "
sourceOWNER Heirs of John C. Hayden/ Joseph P. Balliro
original present

PHOTOGRAPHS _____

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) commercialNO. OF STORIES (1st to cornice) 5 plus _____ROOF flat cupola _____ dormers _____MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone Longmeadow concrete iron/steel/alum.
brownstoneBRIEF DESCRIPTION Narrow Romanesque commercial structure with characteristic Richardsonian features including strong massing, simple outlines and large scale stone detailing, major entrance on Washington St (now altered)EXTERIOR ALTERATION minor moderate drastic alterations to both 1st floor facadesCONDITION good fair poor _____ LOT AREA 1400 sq. feetNOTEWORTHY SITE CHARACTERISTICS Building fills entire lot; narrow 22ft. facade faces Washington St, with 62 ft. along LaGrangeSIGNIFICANCE (cont'd on reverse) Last extant commercial building in Boston designed by H.H. Richardson and one of less than ten commercial buildings ever designed by the eminent architect. In massing and

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

facade articulation, the building is said to foreshadow Richardson's 1886 Marshall Field Wholesale Store in Chicago, considered by architectural historians to have provided many of the design solutions for the facade treatment of Chicago skyscrapers of the late 1880's and 1890's. Thus the Hayden Building assumes significance as an early, long unrecognized prototype for the modern skyscraper.

Henry Hobson Richardson (1838-1886) has been termed "the champion of 19th century American architecture," pioneering a distinctive personal style which proliferated in America and is now termed Richardsonian Romanesque. Richardson designed a number of important Boston public and institutional buildings including Trinity Church, Sever and Austin Halls at Harvard, and numerous public libraries and railroad depots, as well as important national commissions such as the Albany City Hall (1880) and Allegheny County Buildings in Pittsburg (1883-8)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

The Hayden Building, located in the Boston Adult Entertainment District, is now (1978) vacant on the upper three floors. The area is targeted for environmental upgrading and economic improvement and development proposals have been made for this and adjacent blocks. Preservation of the Hayden Building and compatibility of any new construction should be a primary consideration of any development proposal.

Designated a Boston Landmark on 11/30/77
Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Report of the Boston Landmarks Commission on the potential designation of the Hayden Building as a Landmark under Chapter 772 of the Acts of 1975 (includes extensive bibliography)
2. Zaitzevsky, Cynthia, "A New Richardson Building" Journal of the Society of Architectural Historians, Vol XXII, no. 2, May, 1973.
3. Hitchcock, Henry R, The Architecture of H.H. Richardson and His Times, Cambridge, 1966
4. Building Department, Boston City Hall (building permit- 1875)